

**PREPARED BY AND RETURN TO:**

**Select Title & Escrow, LLC**  
**Almon M. Ellis, Jr., Attorney (MS Bar # 101914)**  
**7145 Swinnea Road Suite 2**  
**Southaven, MS 38671**  
**(662) 349-3930**  
**File # 09-1043**

Indexing Instructions: Lot 150, Sec F, Alden Station, in Sec 11,  
T2S, R8W, PB93, Pg 29 Horn Lake, De Soto County, Mississippi

**GRANTOR:**  
**C & C Builders, LLC**  
**4782 Alden Lake Drive East**  
**Horn Lake, MS 38637**  
**HOME: N/A**  
**WORK: 662-342-6810**

**GRANTEE**  
**Sandra Hansel**  
**1516 Whistle Cove**  
**Horn Lake, MS 38637**  
**HOME: 501-993-5302**  
**WORK: 662-772-2400**

## **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **C & C Builders, LLC** does hereby sell, convey and warrant unto **Sandra Hansel, a married person, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi, more particularly described as follows, to-wit:

**Lot 150, Section F, ALDEN STATION SUBDIVISION, in Section 11, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 93, Page 29, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel # 2081-1111.0-00150.00**

**Property Address: 1516 Whistle Cove, Horn Lake, MS 38637**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of his/her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 15th day of December, 2009.

C & C BUILDERS, LLC

By: *Carole Johnson* (SEAL)  
Carole Johnson, Member

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Carole Johnson, who acknowledged that he/she is a Member of C & C Builders, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of December, 2009.



(S E A L)

My Commission Expires

*[Signature]*  
Notary Public